

## DAYCARE PAD SITE AVAILABLE

EXCITING OPPORTUNITY: APPROVED DAYCARE SITE

**PERMIT-READY SITE WITH INFRASTRUCTURE COMPLETED**  
SALE PRICE: \$1,200,000

A fantastic opportunity to build a brand-new daycare center in a highly desirable area of south Fort Collins. This daycare site will be delivered permit-ready and fully developed, including utilities stubbed to the site, drive aisles and parking installed, and detention formed. This site offers a welcoming, safe, and engaging environment for children. This site is part of the Union Park mixed-use planned development near the corner of Harmony Road and Ziegler Road. The proximity to high-profile retail and large employers makes Union Park very convenient and accessible. The buildings at Union Park will feature modern architecture, large windows, flexible floor plans, outdoor areas, and more.

**PROPERTY FEATURES**

<b>Building Size</b>	±10,000 SF
<b>Outside Play Area</b>	±5,000 SF
<b>Exterior</b>	Modern Mixture of Finishes
<b>Finishes</b>	Finished to Suit



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## DAYCARE PAD SITE | PERMIT READY & INFRASTRUCTURE COMPLETE



### UNION PARK WILL INCLUDE...

<b>2-4 STORY APARTMENTS</b>	457 Units
<b>3-STORY TOWNHOMES</b>	136 Units
<b>3-STORY LIVE-WORK</b>	6 Units
<b>MIXED-USE</b>	4 Units & 6,100 SF Retail
<b>2-STORY OFFICE</b>	20,000 SF
<b>DAYCARE</b>	10,000 SF





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## SITE PERSPECTIVE PHOTOS





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## THE CITY OF FORT COLLINS

Located in northern Colorado, Fort Collins is home to Colorado State University and an outstanding public school system. Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities, unique cultural offerings, and is a regional center for employment and shopping.

Throughout the year, live music and entertainment, as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. If you are seeking the Colorado lifestyle and a community in which you can reinvent and reinvigorate yourself then Fort Collins is your city.

The City maintains more than 966 acres of parks, 37,607 acres of natural areas, 45 miles of off-street hike/bike trails, three golf courses, a racquet center, four swimming pools, an ice rink and many community and recreation centers.

The Northern Colorado Regional Airport is jointly owned by the cities of Fort Collins and Loveland. With over 1,100 acres and roughly 300 aircraft, the airport serves the private and corporate aviation needs of the Northern Front Range, as well as charter flights and flights for area collegiate football teams.

Source: fcgov.com



### WITHIN 1 MILE

Source: ESRI



**8,925**

2024 Population



**6,247**

Employees



**3,422**

Households (HH)



**453**

Businesses



**\$105,668**

Median HH Income



### FORT COLLINS DEMOGRAPHICS

Source: ESRI



**173,769**

Total Population



**103,857**

Employees



**70,117**

Households (HH)



**7,132**

Businesses



**\$85,166**

Median HH Income



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